

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Ravenna / University District / Area 44

Previous Physical Inspection: 2000 for 2001 Roll

Sales - Improved Summary:

Number of Sales: 395

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$176,800	\$145,200	\$322,000	\$341,600	94.3%	10.21%
2003 Value	\$186,200	\$153,000	\$339,200	\$341,600	99.3%	9.80%
Change	+\$9,400	+\$7,800	+\$17,200		+5.0%	-0.41%
% Change	+5.3%	+5.4%	+5.3%		+5.3%	-4.02%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.41% and -4.02% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$182,700	\$151,900	\$334,600
2003 Value	\$192,400	\$158,700	\$351,100
Percent Change	+5.3%	+4.5%	+4.9%

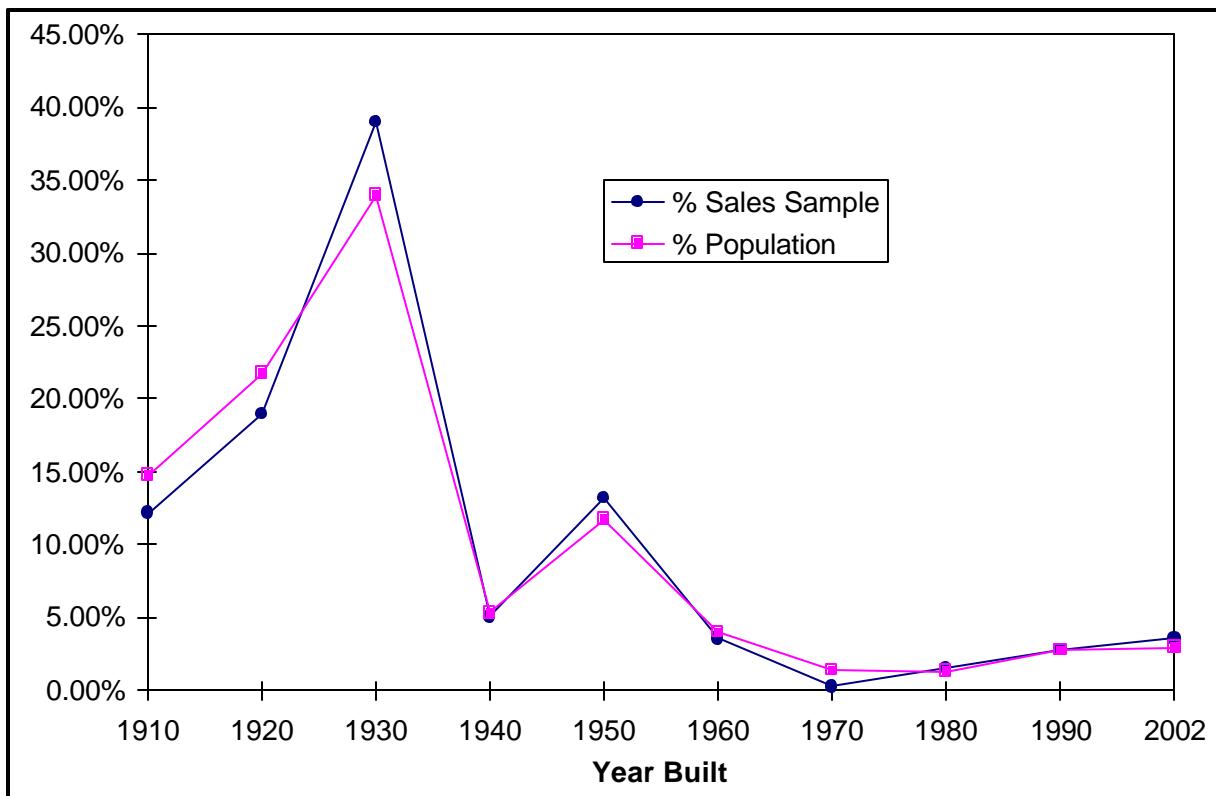
Number of one to three unit residences in the Population: 4036

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties coded Other Nuisance (those located near commercial business, schools, etc.), or houses built between 1965 and 1990 had higher assessment ratios (assessed value/sales price) than others and the formula adjusted them downward. Properties with houses built between 1931 and 1940 or in good condition had lower assessment ratios than others and formula adjusted upward more than other parcels. Houses with two or more stories had higher assessment ratios than others and the formula adjusted them upward less than other parcels. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

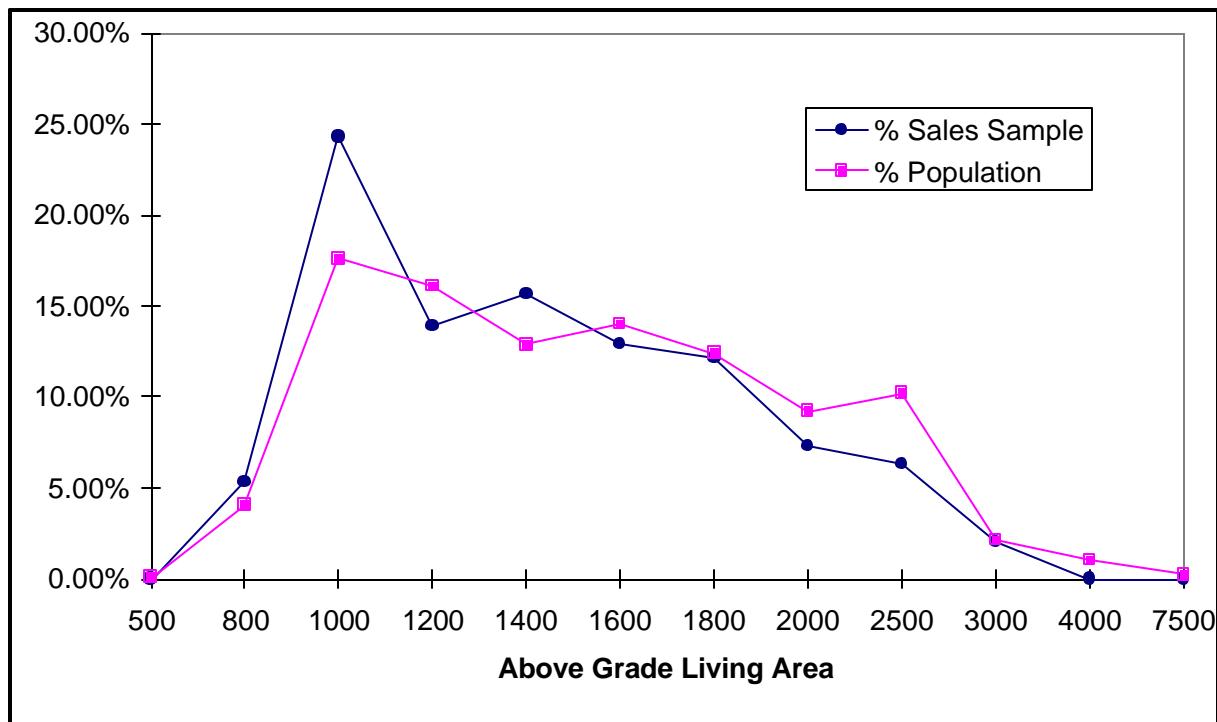
Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	48	12.15%	1910	595	14.74%
1920	75	18.99%	1920	878	21.75%
1930	154	38.99%	1930	1371	33.97%
1940	20	5.06%	1940	215	5.33%
1950	52	13.16%	1950	474	11.74%
1960	14	3.54%	1960	163	4.04%
1970	1	0.25%	1970	57	1.41%
1980	6	1.52%	1980	53	1.31%
1990	11	2.78%	1990	111	2.75%
2002	14	3.54%	2002	119	2.95%
	395			4036	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

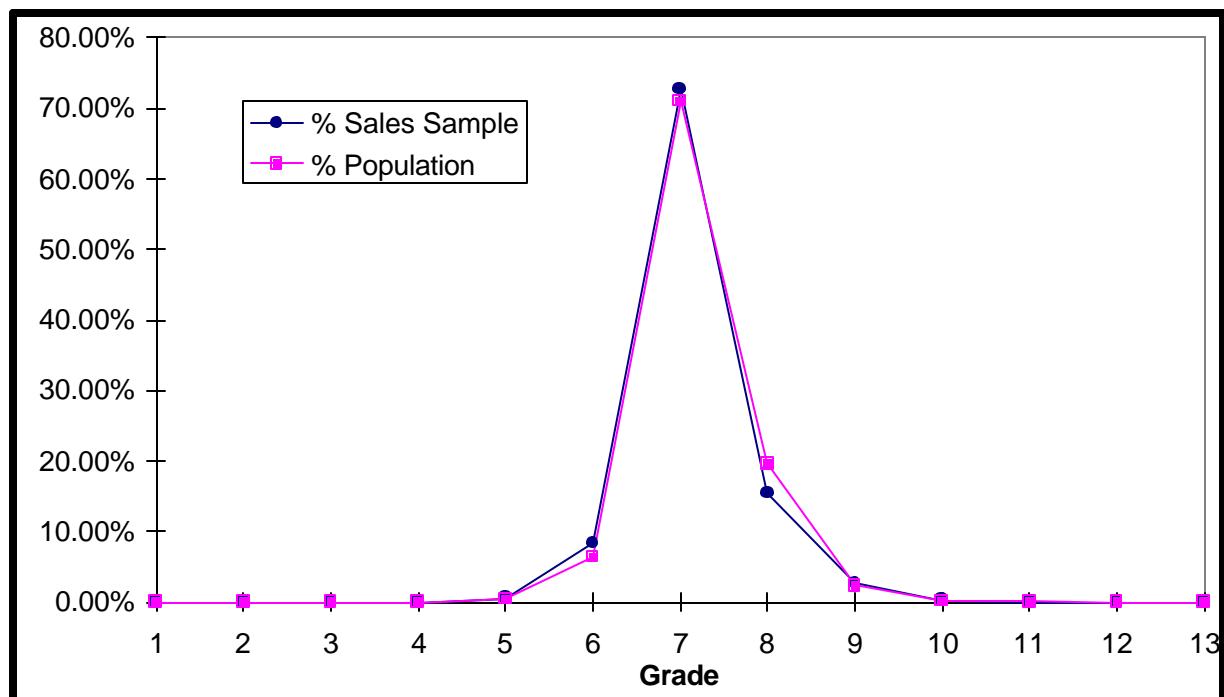
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	4	0.10%
800	21	5.32%	800	164	4.06%
1000	96	24.30%	1000	710	17.59%
1200	55	13.92%	1200	649	16.08%
1400	62	15.70%	1400	520	12.88%
1600	51	12.91%	1600	566	14.02%
1800	48	12.15%	1800	501	12.41%
2000	29	7.34%	2000	372	9.22%
2500	25	6.33%	2500	412	10.21%
3000	8	2.03%	3000	87	2.16%
4000	0	0.00%	4000	42	1.04%
7500	0	0.00%	7500	9	0.22%
		395			4036



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

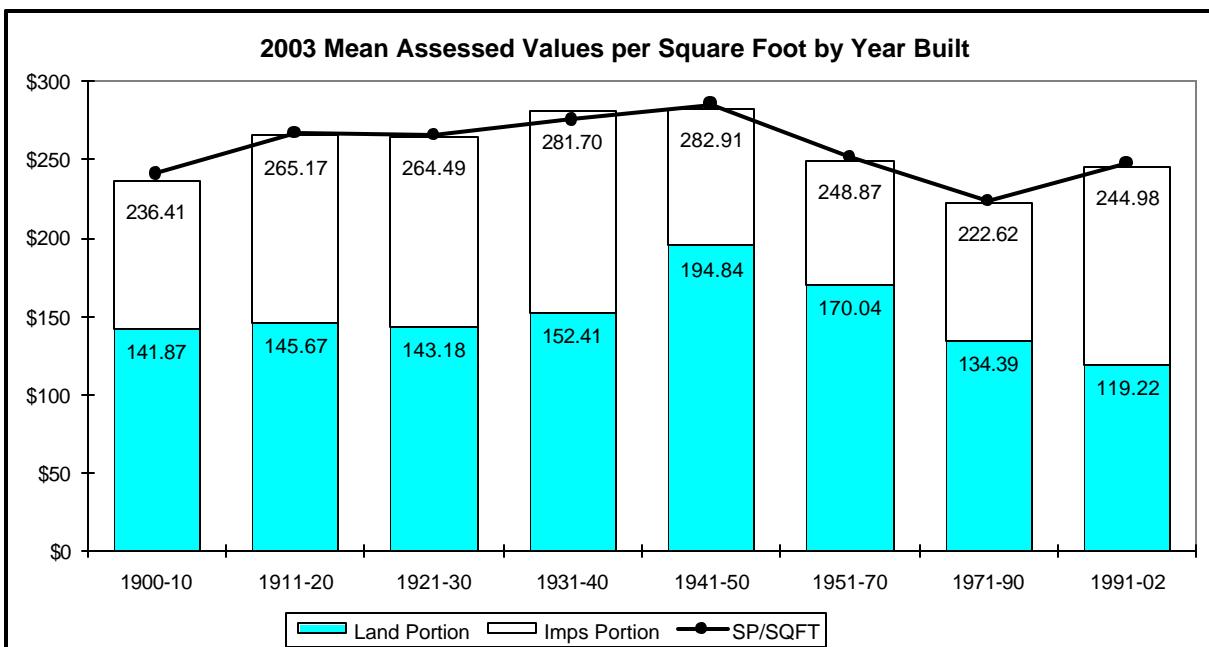
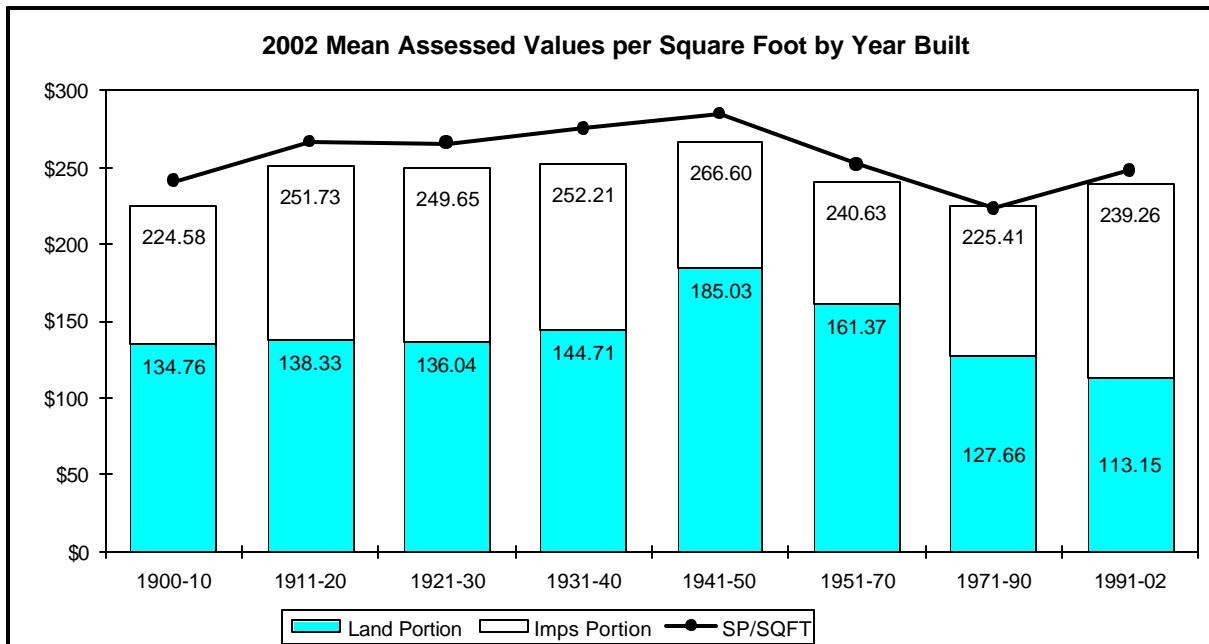
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	2	0.51%	5	18	0.45%
6	33	8.35%	6	257	6.37%
7	287	72.66%	7	2869	71.09%
8	61	15.44%	8	792	19.62%
9	11	2.78%	9	92	2.28%
10	1	0.25%	10	6	0.15%
11	0	0.00%	11	2	0.05%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	395			4036	



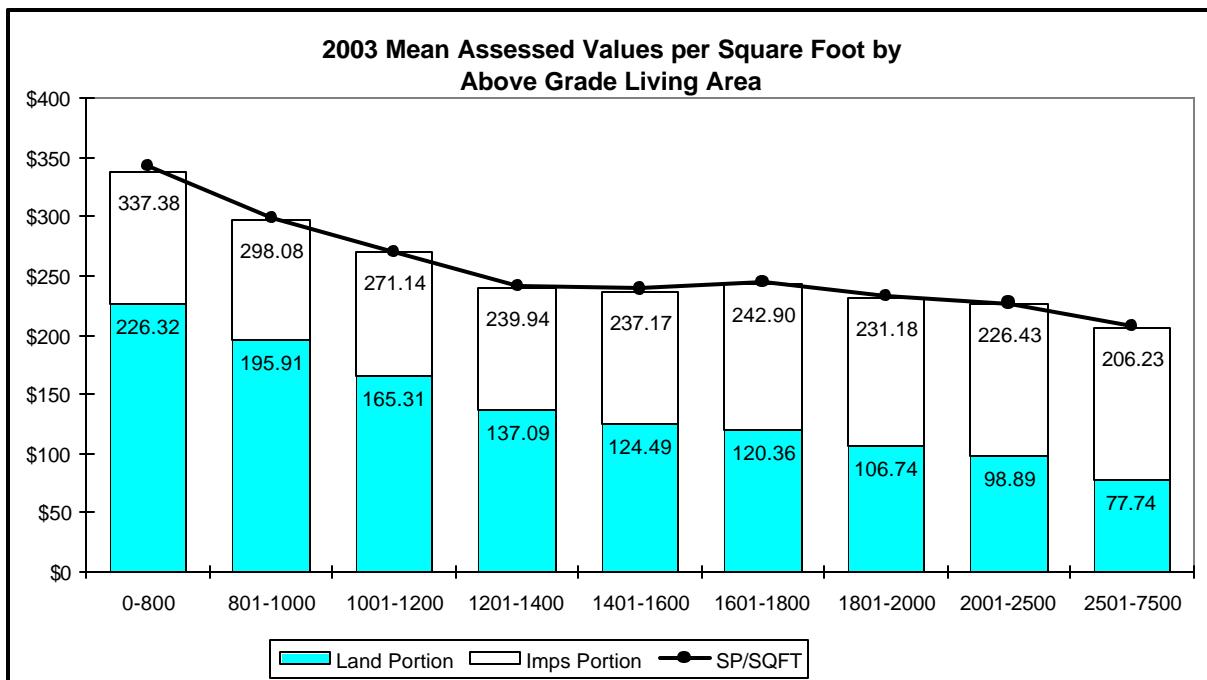
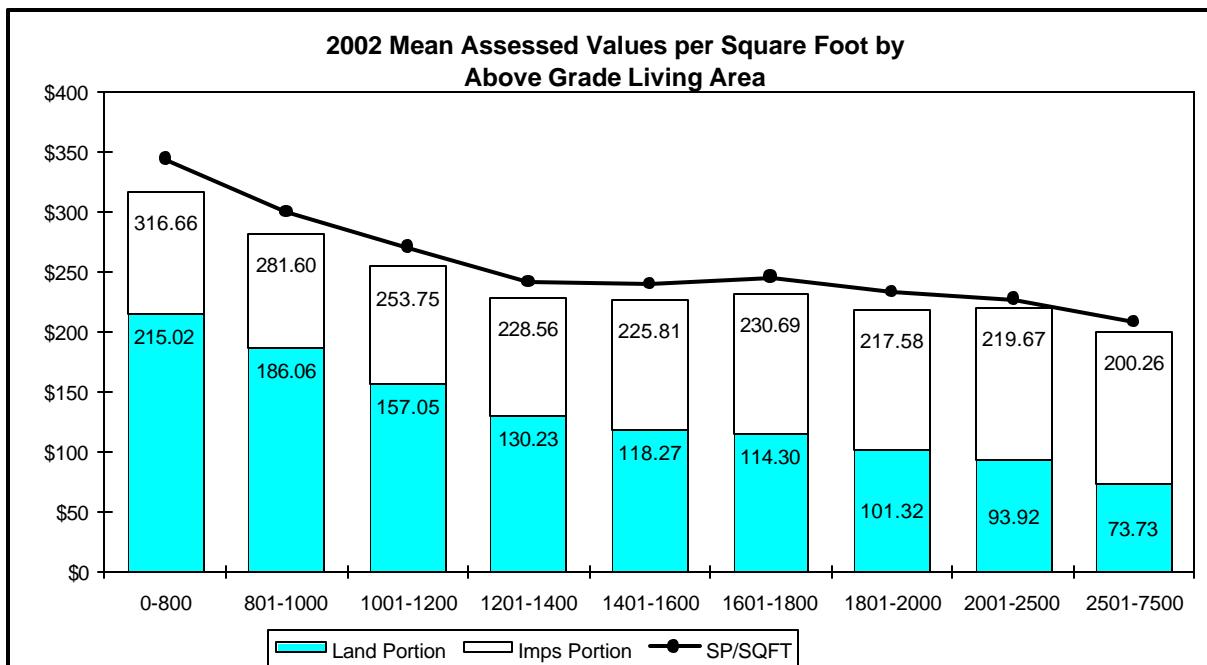
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



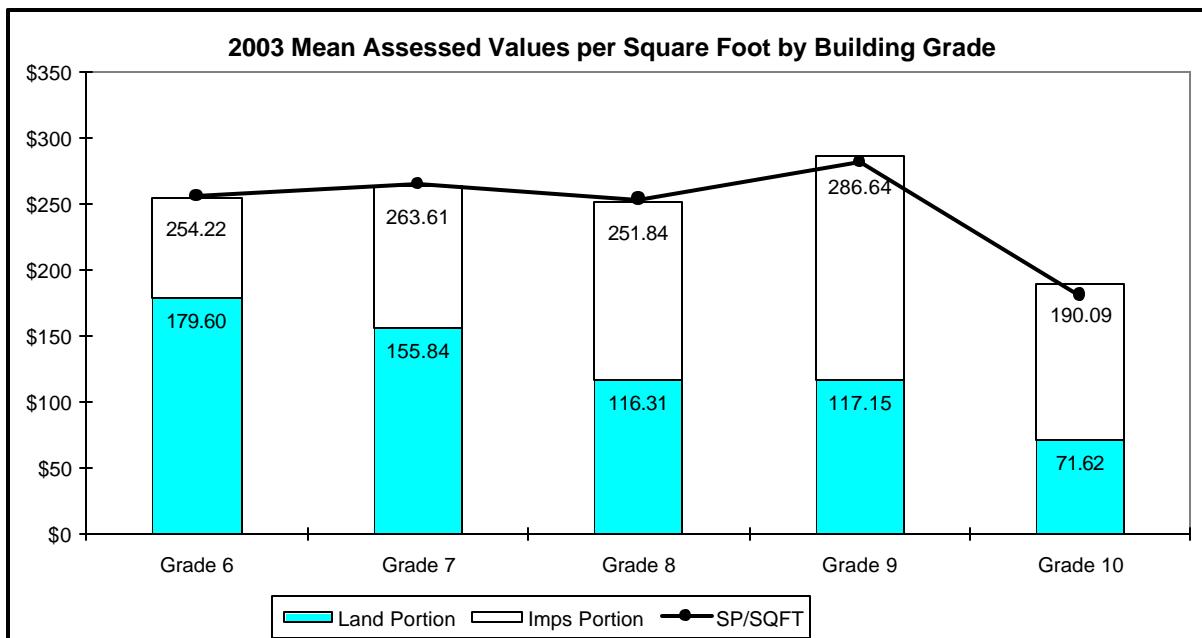
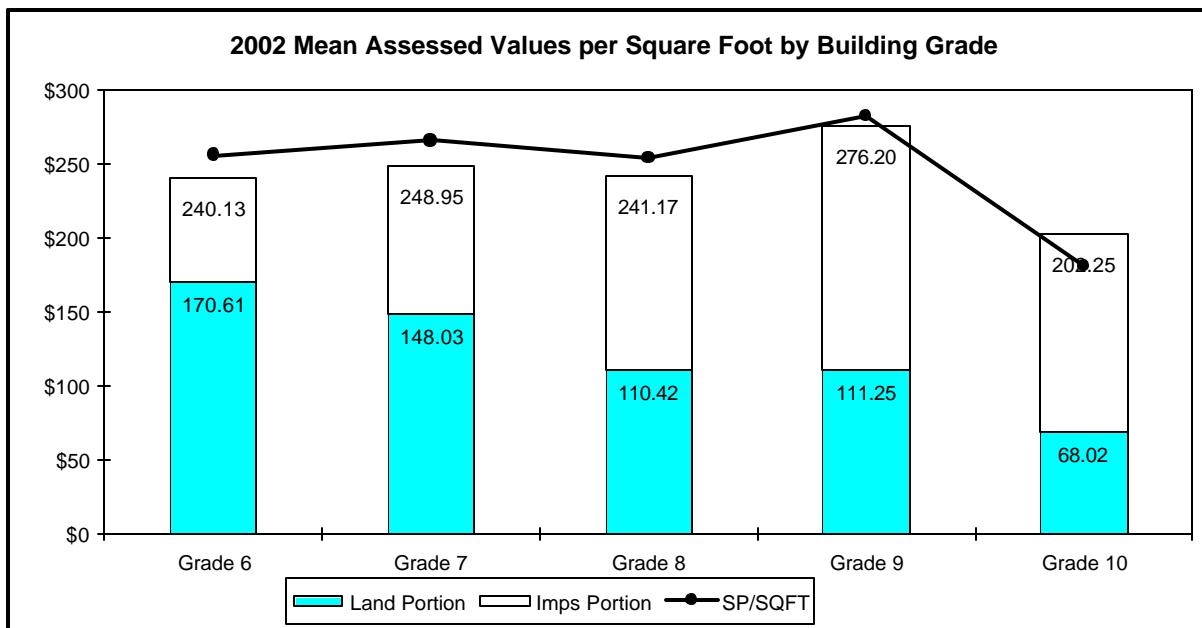
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were no usable vacant land sales available in the area. The land adjustment was derived form the overall adjustment in the improved sales sample. This resulted in an overall 5.3% increase in the land assessments in the area for the 2003 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.056, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 395 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties coded Other Nuisance (those located near commercial business, schools, etc.), or houses built between 1965 and 1990 had higher assessment ratios (assessed value/sales price) than others and the formula adjusted them downward. Properties with houses built between 1931 and 1940 or in good condition had lower assessment ratios than others and formula adjusted upward more than other parcels. Houses with two or more stories had higher assessment ratios than others and the formula adjusted them upward less than other parcels. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2002 \text{ Total Value} = 2001 \text{ Total Value} / ((0.9472905) + (-0.05304144 * \text{Year Built or Renovated from 1931 to 1950}) + (0.06157511 * \text{Year Built or Renovated from 1966 to 1990}) + (0.03895276 * \text{has Stories Greater than 1.5}) + (-0.02514139 * \text{Good Condition}) + (0.07609028 * \text{has Other Nuisance}))$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2003 Improvements Value} = \text{2003 Total Value} - \text{2003 Land Value}$$

An explanatory adjustment table is included in this report.

Other:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value * 1.056)
- If “accessory improvements only”, then the overall percent change as indicated by the sales sample is used to arrive at a new total value. (2002 Land Value + Previous Improvement Value * 1.056).
- If vacant parcels (no improvement value) only the land adjustment applies.
- If improvement values are \$10,000 or less, there is no change from previous improvement value. (New Land Value + Previous Improvement value)
- If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- Residential properties located on commercially zoned land apply the residential model.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 44nnual Update Ratio Confidence Intervals

Area 44 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.56%

Other Nuisance	Yes
% Adjustment	-7.85%
2 and 2.5 Story	Yes
% Adjustment	-4.17%
Year Built or Renovated from 1966 to 1990	Yes
% Adjustment	-6.44%
Year Built or Renovated from 1931 to 1940	Yes
% Adjustment	6.26%
Good Condition	Yes
% Adjustment	2.88%

Comments

The 5.56% adjustment shown is what would be applied in the absence of any other adjustments.

For instance, a two story house built in 1985 parcel would *approximately* receive a 5.05% downward adjustment (5.56% - 4.17% - 6.44%). A house built in 2001 impacted by nuisance would *approximately* receive a 2.29% downward adjustment (5.56% - 7.85%). A house built in 1935 in good condition would receive *approximately* a 14.7% upward adjustment.

There are 2043 parcels, or 49.4% of the population of 1 to 3 family home parcels, in the area are adjusted by the overall alone.

There are 117 parcels, or 2.8% of the population, that were adjusted by the overall and the adjustment for Year Built or Renovated from 1931 to 1940.

There are 794 parcels, or 19% of the population, that were adjusted by the overall and the adjustment for Good Condition.

There are only 80 parcels, or 1.9% of the population, that were adjusted by the overall and the adjustments for Year Built or Renovated from 1931 to 1940 and Good Condition.

Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
5	2	0.906	0.954	5.3%	0.561	1.347
8	61	0.952	0.993	4.3%	0.966	1.020
9	11	0.964	0.999	3.6%	0.941	1.057
10	1	1.116	1.048	-6.0%	N/A	N/A
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
1900-1910	48	0.930	0.977	5.0%	0.949	1.006
1911-1920	75	0.947	0.995	5.1%	0.970	1.019
1921-1930	154	0.943	0.998	5.8%	0.983	1.012
1931-1940	20	0.910	1.018	11.9%	0.958	1.078
1941-1950	52	0.931	0.988	6.2%	0.961	1.015
1951-1970	15	0.965	0.997	3.3%	0.936	1.058
1971-1990	17	1.001	0.987	-1.4%	0.944	1.029
>1990	14	0.955	0.973	1.9%	0.921	1.026
Year Built or Renovated from 1966 to 1990	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
No	378	0.940	0.993	5.6%	0.983	1.003
Yes	17	1.001	0.987	-1.4%	0.944	1.029
Year Built or Renovated from 1931 to 1940	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
No	375	0.944	0.992	5.0%	0.982	1.001
Yes	20	0.910	1.018	11.9%	0.958	1.078
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
Fair	5	0.891	0.942	5.7%	0.692	1.192
Average	219	0.945	0.986	4.3%	0.974	0.998
Good	139	0.929	0.998	7.4%	0.981	1.015
Very Good	32	0.981	1.017	3.7%	0.980	1.053

Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
1	175	0.933	0.992	6.2%	0.977	1.006
1.5	158	0.936	0.996	6.4%	0.981	1.012
2	56	0.975	0.988	1.4%	0.959	1.017
2.5	2	1.037	1.062	2.5%	-0.354	2.479
3	4	0.931	0.946	1.6%	0.817	1.075
Stories greater than 1.5	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
N	333	0.935	0.994	6.3%	0.984	1.005
Y	62	0.974	0.988	1.4%	0.961	1.016
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
<801	21	0.921	0.982	6.6%	0.942	1.022
801-900	42	0.940	0.999	6.2%	0.964	1.033
901-1000	54	0.939	0.991	5.5%	0.963	1.019
1001-1200	55	0.939	1.003	6.8%	0.977	1.030
1201-1400	62	0.946	0.993	5.0%	0.971	1.015
1401-1600	51	0.943	0.990	5.0%	0.966	1.015
1601-1800	48	0.941	0.990	5.3%	0.958	1.022
1801-2000	29	0.933	0.991	6.2%	0.956	1.025
2001-2400	24	0.964	0.994	3.1%	0.945	1.044
>2400	9	0.961	0.987	2.7%	0.896	1.077
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
N	391	0.943	0.993	5.3%	0.983	1.003
Y	4	0.942	0.992	5.3%	0.878	1.106
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
No	395	0.943	0.993	5.3%	0.983	1.003

Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .993.

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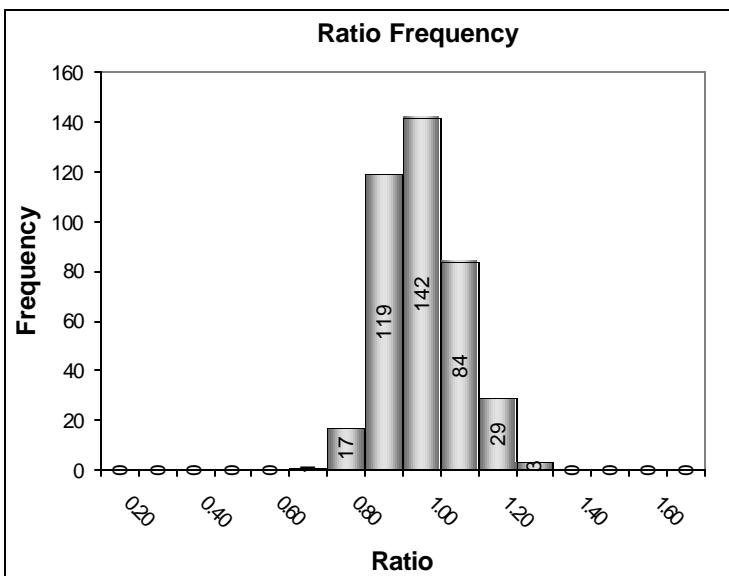
It is difficult to draw valid conclusions when the sales count is low.

Sub	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L.	95% C.L.
1	92	0.945	0.989	4.7%	0.970	1.008
4	241	0.947	1.000	5.6%	0.987	1.013
6	62	0.921	0.970	5.4%	0.948	0.993
Lot Size	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L.	95% C.L.
<3000	44	0.937	0.982	0.049	0.954	1.010
3000-3999	109	0.954	1.004	0.053	0.986	1.022
4000-4999	151	0.932	0.980	0.052	0.965	0.996
5000-5999	41	0.947	1.006	0.063	0.973	1.040
>5999	50	0.955	1.008	0.055	0.976	1.040
Has Other Nuisance	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L.	95% C.L.
No	377	0.939	0.993	0.057	0.983	1.003
Yes	18	1.025	0.998	-0.027	0.956	1.040

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW - Team 3	Lien Date: 01/01/2002	Date of Report: 4/17/2003	Sales Dates: 1/2001 - 12/2002
Area Ravenna / University District	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	395		
Mean Assessed Value	322,000		
Mean Sales Price	341,600		
Standard Deviation AV	91.666		
Standard Deviation SP	100.471		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.950		
Median Ratio	0.942		
Weighted Mean Ratio	0.943		
UNIFORMITY			
Lowest ratio	0.670		
Highest ratio:	1.265		
Coefficient of Dispersion	8.15%		
Standard Deviation	0.097		
Coefficient of Variation	10.21%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.932		
<i>Upper limit</i>	0.950		
95% Confidence: Mean			
<i>Lower limit</i>	0.940		
<i>Upper limit</i>	0.959		
SAMPLE SIZE EVALUATION			
N (population size)	4035		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.097		
Recommended minimum:	15		
Actual sample size:	395		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	217		
# ratios above mean:	178		
Z:	1.962		
Conclusion:	Non-normal		



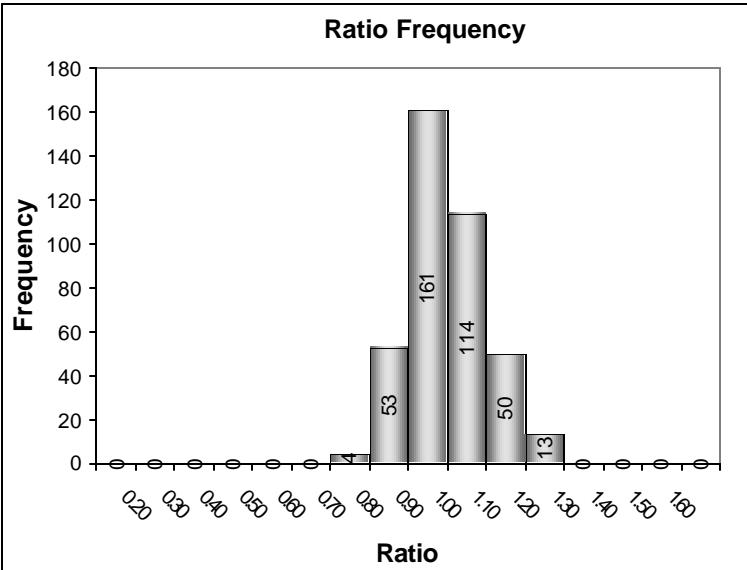
COMMENTS:

1 to 3 Unit Residences throughout area 44

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW - Team 3	Lien Date: 01/01/2003	Date of Report: 4/17/2003	Sales Dates: 1/2001 - 12/2002
Area Ravenna / University District	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>(All values are in dollars)</i>			
Sample size (n)	395		
Mean Assessed Value	339,200		
Mean Sales Price	341,600		
Standard Deviation AV	94,907		
Standard Deviation SP	100,471		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.001		
Median Ratio	0.990		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.718		
Highest ratio:	1.294		
Coefficient of Dispersion	7.89%		
Standard Deviation	0.098		
Coefficient of Variation	9.80%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.974		
Upper limit	1.000		
95% Confidence: Mean			
Lower limit	0.991		
Upper limit	1.011		
SAMPLE SIZE EVALUATION			
N (population size)	4035		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.098		
Recommended minimum:	15		
Actual sample size:	395		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	218		
# ratios above mean:	177		
Z:	2.063		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 44

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	910600	0365	1/12/01	290000	1440	200	6	1915	3	5000	N	N	6204 24TH AV NE
1	922140	0700	3/27/02	274500	790	0	7	1917	3	2400	N	N	811 NE 63RD ST
1	919120	0025	8/23/02	280000	790	140	7	1926	4	3320	N	N	5761 25TH AV NE
1	922140	0725	4/4/02	240000	830	110	7	1919	3	3270	N	N	802 NE RAVENNA BL
1	882590	0005	6/26/02	289000	830	0	7	1919	4	4001	N	N	6329 20TH AV NE
1	882590	0015	2/23/01	330000	830	570	7	1919	3	4200	N	N	6321 20TH AV NE
1	882390	0535	11/22/02	250000	850	0	7	1942	3	3240	N	N	5229 17TH AV NE
1	092504	9268	4/9/02	232000	900	0	7	1926	3	3280	N	N	6233 25TH AV NE
1	922140	0310	6/12/02	265000	970	0	7	1922	3	2400	N	N	811 NE 64TH ST
1	221800	0144	3/12/01	311500	1030	600	7	1921	3	4180	N	N	2006 NE RAVENNA BL
1	882590	0280	2/25/02	339000	1030	800	7	1908	3	4080	N	N	6307 17TH AV NE
1	092504	9265	7/24/02	250000	1070	0	7	1925	3	2706	N	N	6235 25TH AV NE
1	922140	0560	2/13/01	238800	1070	0	7	1920	3	3807	N	N	906 NE 62ND ST
1	717370	0458	3/21/01	300000	1120	600	7	1916	3	6000	N	N	6308 23RD AV NE
1	717370	0358	11/7/02	399000	1170	310	7	1917	3	4080	N	N	6310 RAVENNA AV NE
1	861580	0635	1/30/01	393000	1190	200	7	1917	4	4320	N	N	5717 18TH AV NE
1	717370	0465	2/11/02	382000	1250	0	7	1920	3	6000	N	N	6300 23RD AV NE
1	179800	0050	10/16/02	329900	1270	0	7	1918	3	3200	N	N	1218 NE RAVENNA BL
1	179750	0210	5/10/02	345000	1280	300	7	1947	4	5000	N	N	1423 NE 63RD ST
1	092504	9277	11/18/02	252000	1300	0	7	1926	3	2952	N	N	6251 25TH AV NE
1	717370	0250	3/12/02	355000	1310	200	7	1926	3	4000	N	N	2287 NE 60TH ST
1	179750	0060	11/5/02	279000	1310	0	7	1917	2	2712	N	N	6314 14TH AV NE
1	092504	9287	12/26/01	262500	1330	0	7	1926	3	3034	N	N	6253 25TH AV NE
1	919120	0190	7/30/01	230000	1350	930	7	1926	2	3071	N	N	5543 25TH AV NE
1	092504	9288	8/12/02	282500	1370	0	7	1926	3	4054	N	N	6225 25TH AV NE
1	092504	9303	12/11/01	236000	1380	360	7	1926	3	3050	N	N	2415 NE 65TH ST
1	717480	0346	12/10/02	385000	1400	0	7	1919	3	2750	N	N	5240 21ST AV NE
1	861580	0541	7/26/01	446000	1420	600	7	1916	4	3246	N	N	1729 NE RAVENNA BL
1	092504	9259	5/22/01	270000	1460	0	7	1926	3	4244	N	N	6229 25TH AV NE
1	221800	0410	1/4/01	389000	1470	0	7	1914	4	2500	N	N	5416 21ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	882490	0125	5/20/02	389500	1490	450	7	1919	3	4700	N	N	6322 20TH AV NE
1	882490	0125	4/3/01	384000	1490	450	7	1919	3	4700	N	N	6322 20TH AV NE
1	182480	0010	7/22/02	325000	1500	920	7	1925	3	3444	N	N	6043 25TH AV NE
1	922140	0635	5/15/01	303500	1510	0	7	1914	3	3810	N	N	6213 9TH AV NE
1	168140	0110	3/12/01	495000	1520	680	7	1956	5	4275	N	N	2016 NE 61ST ST
1	882590	0225	12/10/01	472900	1520	500	7	1908	4	4080	N	N	6314 17TH AV NE
1	092504	9318	6/17/02	289950	1550	0	7	1926	3	4054	N	N	6217 25TH AV NE
1	179750	0515	8/27/01	463000	1630	0	7	1919	4	4480	N	N	1213 NE 63RD ST
1	179750	0985	8/2/01	399000	1650	0	7	1910	3	4000	N	N	1026 NE 61ST ST
1	882390	0365	7/26/02	518500	1680	400	7	1913	4	4320	N	N	5215 18TH AV NE
1	179750	0245	11/30/01	339000	1710	0	7	1922	4	4000	N	N	1325 NE 63RD ST
1	179750	0325	6/6/02	525000	1740	0	7	1909	4	4120	N	N	1342 NE 62ND ST
1	179750	0055	8/31/01	335000	1740	0	7	1909	3	4000	N	N	1402 NE 63RD ST
1	064100	0110	5/28/02	550000	1750	240	7	1907	5	4968	N	N	5823 17TH AV NE
1	168140	0015	12/20/01	347450	1750	300	7	1924	4	3560	N	N	6205 RAVENNA AV NE
1	861580	0665	1/10/02	485000	1770	0	7	1906	5	4320	N	N	1817 NE 58TH ST
1	861580	0185	6/17/02	430000	1790	0	7	1905	4	4320	N	N	5719 16TH AV NE
1	861580	0710	8/1/01	435000	1820	0	7	1907	3	4860	N	N	5623 20TH AV NE
1	861580	0035	6/25/02	430000	1820	0	7	1905	4	3700	N	N	5525 16TH AV NE
1	882490	0090	7/17/01	417000	1830	0	7	1919	3	3800	N	N	6307 22ND AV NE
1	717480	0340	7/17/01	425500	1870	830	7	1913	3	5000	N	N	5236 21ST AV NE
1	179750	0390	4/14/02	469000	1880	0	7	1911	4	4000	N	N	1220 NE 61ST ST
1	179750	0390	8/14/01	400000	1880	0	7	1911	4	4000	N	N	1220 NE 61ST ST
1	882390	0055	5/24/01	425000	1930	940	7	1913	3	4320	N	N	5226 19TH AV NE
1	168140	0050	4/11/02	551000	2010	0	7	1924	5	3800	N	N	6206 21ST AV NE
1	717480	0035	6/27/01	435000	2070	640	7	1911	3	5000	Y	N	5032 21ST AV NE
1	861580	0040	7/12/01	459950	2100	990	7	1906	3	4860	N	N	5521 16TH AV NE
1	861580	0240	3/9/01	641150	2310	1110	7	1910	4	5400	N	N	1612 NE RAVENNA BL
1	179750	0185	7/22/02	558000	2800	800	7	1913	5	4480	N	N	6406 BROOKLYN AV NE
1	882590	0105	8/24/01	399950	1250	200	8	1911	4	4080	N	N	6319 19TH AV NE
1	882390	0540	3/11/02	400000	1400	0	8	1924	5	3240	N	N	5227 17TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	664690	0080	12/17/02	465000	1550	120	8	1928	3	2908	N	N	2114 NE PARK RD
1	179750	0455	2/26/01	479000	1590	0	8	1919	3	4200	N	N	6219 BROOKLYN AV NE
1	664690	0125	7/1/02	470000	1590	870	8	1928	3	3737	N	N	5621 PARK RD NE
1	882390	0160	12/18/01	476000	1640	0	8	1925	3	4320	N	N	5219 19TH AV NE
1	168140	0265	7/23/01	475000	1670	640	8	1927	3	3600	N	N	2114 NE 61ST ST
1	179750	0100	6/5/02	439950	1670	0	8	1910	4	4480	N	N	6333 14TH AV NE
1	179750	0560	8/28/02	399950	1680	560	8	1911	5	4000	N	N	6306 12TH AV NE
1	861580	0455	4/22/02	491634	1720	0	8	1910	4	5400	N	N	5501 20TH AV NE
1	882390	1315	8/19/02	385000	1760	240	8	1920	3	4320	N	N	5019 19TH AV NE
1	168140	0150	6/13/02	615000	1800	1000	8	1919	4	4700	N	N	6250 20TH AV NE
1	861580	0505	4/26/01	395000	1820	570	8	1918	3	4536	N	N	1712 NE 55TH ST
1	882390	1370	10/1/01	460000	1850	910	8	1923	3	4320	N	N	5026 18TH AV NE
1	882390	0090	9/26/02	499000	1930	1040	8	1925	3	6540	N	N	1904 NE 52ND ST
1	179750	0140	4/18/02	544000	1940	0	8	1992	3	4000	N	N	1316 NE 63RD ST
1	882390	1120	7/6/01	580000	1980	100	8	1914	5	4320	N	N	5038 16TH AV NE
1	179750	0550	5/25/01	525000	1980	0	8	1912	5	4480	N	N	1212 NE 63RD ST
1	717370	0085	2/7/02	387000	2010	0	8	1955	4	7500	N	N	5229 21ST AV NE
1	882590	0475	12/19/02	560000	2050	780	8	1922	4	3939	N	N	1504 NE 62ND ST
1	910600	0160	8/21/01	725000	2060	700	8	1919	3	10000	N	N	6223 23RD AV NE
1	882390	0425	11/13/01	525000	2180	540	8	1916	3	4320	N	N	5222 17TH AV NE
1	882590	0880	10/1/02	655000	2310	200	8	1914	3	4440	N	N	1721 NE 63RD ST
1	882490	0215	7/12/02	725000	2370	120	8	1919	5	4860	N	N	2003 NE 63RD ST
1	861580	0345	3/3/02	631000	2450	820	8	1904	5	5400	N	N	5526 16TH AV NE
1	882390	0740	5/3/02	480000	2550	250	8	1921	3	4320	N	N	5231 16TH AV NE
1	882390	1405	6/28/01	400000	2640	440	8	1922	3	6600	N	N	5046 19TH AV NE
1	882390	1230	8/20/01	410000	2700	0	8	1908	4	4320	N	N	5018 17TH AV NE
1	882390	1390	8/29/02	485000	2760	600	8	1913	3	4320	N	N	5042 18TH AV NE
1	882390	1140	1/9/02	509250	3780	280	8	1911	3	6480	N	N	5047 18TH AV NE
1	717430	0010	8/15/01	417000	1130	400	9	1927	3	2585	N	N	5745 TWIN MAPLE LN NE
1	717430	0005	11/29/01	458000	1620	320	9	1927	3	4200	N	N	5749 24TH AV NE
1	664690	0005	5/25/01	456000	1650	450	9	1929	3	2106	N	N	2132 NE PARK RD

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	664690	0040	7/1/02	519900	1740	0	9	1929	4	2745	N	N	2109 NE PARK RD
1	664690	0045	10/17/02	545000	1840	0	9	1929	3	3080	N	N	2115 NE PARK RD
1	882490	0360	11/12/01	675000	2360	0	9	1919	5	3800	N	N	6239 22ND AV NE
1	861580	0305	8/28/01	649950	2600	0	9	1926	4	5616	N	N	1621 NE RAVENNA BL
1	882390	0415	9/23/02	1001050	3740	1370	9	1910	3	5940	N	N	5218 17TH AV NE
4	717780	0180	9/11/02	205000	520	0	6	1927	3	2880	N	N	7315 24TH AV NE
4	717730	0106	7/20/01	185000	640	200	6	1925	4	4930	N	N	2216 NE 75TH ST
4	681460	0335	12/10/01	265000	660	660	6	1924	4	3360	N	N	7008 12TH AV NE
4	671670	0015	6/7/02	235000	670	0	6	1947	3	4000	N	N	1027 NE 71ST ST
4	314260	0075	8/22/01	205500	710	210	6	1946	3	2850	N	N	7558 18TH AV NE
4	000900	0210	7/17/02	299425	750	750	6	1919	4	5253	N	N	7001 24TH AV NE
4	717780	0015	5/2/01	250000	760	110	6	1917	3	2850	N	N	7328 RAVENNA AV NE
4	288770	2090	5/23/02	215000	790	0	6	1907	3	2850	N	N	7756 16TH AV NE
4	913710	1311	6/27/01	200000	840	0	6	1904	3	3700	N	N	807 NE 72ND ST
4	288770	0990	12/18/02	181000	900	0	6	1928	3	2850	N	N	8007 20TH AV NE
4	510140	0641	3/18/02	170000	900	0	6	1920	3	4930	N	N	8612 23RD AV NE
4	288770	3225	2/12/02	255000	910	0	6	1908	4	5740	N	N	7730 17TH AV NE
4	671670	0010	8/23/02	207500	920	0	6	1906	3	4000	N	N	1035 NE 71ST ST
4	510140	0563	3/19/01	160000	920	0	6	1951	2	6380	N	N	2331 NE 86TH ST
4	682010	0210	9/3/02	265000	940	0	6	1902	4	6300	N	N	1522 NE 76TH ST
4	288770	1935	7/25/02	196000	1050	0	6	1908	4	2700	N	N	7728 15TH AV NE
4	954720	2340	5/13/02	379950	1210	0	6	1919	5	4590	N	N	6848 16TH AV NE
4	952810	2620	11/9/01	239998	1280	0	6	1901	4	3090	N	N	816 NE 67TH ST
4	952810	2619	7/11/02	230000	1420	0	6	1986	3	3090	N	N	818 NE 67TH ST
4	000900	0125	9/9/02	320000	1910	0	6	1909	4	3811	N	N	7025 23RD AV NE
4	954720	2850	4/12/01	269950	740	340	7	1926	4	4050	N	N	7032 15TH AV NE
4	792010	0025	4/17/01	202000	740	0	7	1947	3	5100	N	N	6837 25TH AV NE
4	954720	3645	6/12/02	347500	770	230	7	1929	4	3468	N	N	7026 18TH AV NE
4	717780	0060	2/23/01	289500	770	180	7	1950	3	3840	N	N	7307 23RD AV NE
4	717370	0887	6/7/01	262000	770	0	7	1950	3	3710	N	N	2303 NE 73RD ST
4	288770	1970	5/25/01	259950	770	200	7	1926	4	2700	N	N	7706 15TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	723760	0045	3/21/02	258500	780	120	7	1929	4	5700	N	N	7727 20TH AV NE
4	717730	0545	2/23/01	238000	780	0	7	2000	3	6180	N	N	7525 24TH AV NE
4	288770	1200	10/23/02	269500	790	330	7	1920	3	2850	N	N	8013 19TH AV NE
4	717220	0085	6/21/02	331000	820	380	7	1930	3	4699	N	N	7551 21ST AV NE
4	717370	0885	8/3/01	206500	820	0	7	1950	3	4635	N	N	7049 23RD AV NE
4	000900	0115	7/23/02	329000	830	650	7	1928	4	3811	N	N	7021 23RD AV NE
4	954720	4840	5/24/01	297000	830	140	7	1918	3	4080	N	N	7348 17TH AV NE
4	717730	0675	7/26/02	267500	830	830	7	1951	4	6180	N	N	7514 24TH AV NE
4	318810	0515	8/28/01	234000	830	0	7	1995	3	6827	N	N	8237 RAVENNA AV NE
4	318810	0420	8/15/01	232000	830	0	7	1942	4	6046	N	N	2218 NE 83RD ST
4	318810	0510	8/7/01	209000	830	0	7	1942	3	6215	N	N	8231 RAVENNA AV NE
4	954720	1790	3/28/01	250000	830	580	7	1919	3	3060	N	N	6856 18TH AV NE
4	318810	0470	3/26/01	222500	830	0	7	1942	4	6050	N	N	8216 23RD AV NE
4	318810	0050	12/3/02	269950	840	0	7	1942	3	6431	N	N	8203 21ST AV NE
4	318810	0165	9/11/01	335000	840	840	7	1942	4	6438	N	N	8168 21ST AV NE
4	324750	0105	11/16/01	310000	840	680	7	1928	4	4736	N	N	6849 21ST AV NE
4	954720	2675	10/1/02	245500	840	0	7	1931	3	3060	N	N	6853 16TH AV NE
4	288770	0940	9/10/01	369950	850	110	7	1929	4	2850	N	N	8020 19TH AV NE
4	288770	1420	5/7/01	314950	850	0	7	1927	4	2850	N	N	8025 18TH AV NE
4	318810	0175	10/2/02	270000	850	0	7	1942	4	6003	N	N	8152 21ST AV NE
4	954720	4655	2/25/02	325000	850	850	7	1994	3	3060	N	N	7341 19TH AV NE
4	717730	0445	6/17/02	293815	860	0	7	1950	3	6196	N	N	7532 23RD AV NE
4	318810	0535	3/15/01	269900	870	0	7	1942	4	6654	N	N	8244 22ND PL NE
4	954720	4830	3/26/02	239950	870	0	7	1925	3	4080	N	N	7344 17TH AV NE
4	297980	0260	9/21/01	276000	880	600	7	1926	4	5500	N	N	1220 NE 77TH ST
4	318760	0015	11/25/02	340000	890	620	7	1941	3	4141	N	N	7729 22ND AV NE
4	288770	1310	11/25/02	297000	890	100	7	1927	3	3800	N	N	8038 17TH AV NE
4	717370	0869	4/25/02	285000	900	0	7	1956	3	6180	N	N	7041 23RD AV NE
4	717370	0666	11/20/02	250000	900	0	7	1951	3	4335	N	N	2261 NE 68TH ST
4	681460	0055	6/27/01	269950	900	680	7	1948	4	3500	N	N	1418 NE 70TH ST
4	318810	0360	6/19/01	260000	910	0	7	1942	3	5500	N	N	8069 RAVENNA AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	717730	0205	4/23/02	275000	910	600	7	1941	4	6120	N	N	2205 NE 75TH ST
4	954720	4820	3/14/02	311100	910	170	7	1924	3	4080	N	N	7340 17TH AV NE
4	109300	0055	5/21/02	390000	910	910	7	1948	5	4120	N	N	6845 23RD AV NE
4	288770	0795	6/4/02	299000	910	200	7	1928	4	2865	N	N	8212 19TH AV NE
4	288770	1326	11/23/01	305000	910	150	7	1927	4	3325	N	N	8028 17TH AV NE
4	913710	1353	7/3/01	226750	910	600	7	1972	3	3000	N	N	810 NE 71ST ST
4	717780	0185	4/2/02	261000	910	520	7	1974	3	2880	N	N	7319 24TH AV NE
4	109300	0080	1/29/02	281000	910	250	7	1947	3	4480	N	N	2217 NE 70TH ST
4	318810	0375	11/28/01	228000	910	0	7	1942	3	6600	N	N	2104 NE 83RD ST
4	952810	2065	5/23/01	279950	910	150	7	1925	5	3090	N	N	816 NE 69TH ST
4	109300	0005	2/21/01	269950	910	910	7	1947	3	4240	N	N	2203 NE 70TH ST
4	954720	1270	6/20/02	308500	910	960	7	1925	5	3550	N	N	6527 20TH AV NE
4	288770	1611	10/17/01	247000	910	200	7	1929	3	3325	N	N	8021 17TH AV NE
4	288770	3365	7/16/02	305000	920	300	7	1931	3	2850	N	N	7740 18TH AV NE
4	954720	2990	2/13/02	324900	920	100	7	1926	3	4080	N	N	7017 16TH AV NE
4	288770	2025	6/24/02	244950	920	0	7	1948	3	4305	N	N	7725 16TH AV NE
4	288770	2070	2/12/01	269500	920	500	7	1941	4	4305	N	N	7753 16TH AV NE
4	721440	0010	9/18/01	290000	920	300	7	1946	3	4794	N	N	6820 RAVENNA AV NE
4	365870	0445	5/28/01	216000	920	0	7	1906	3	4590	N	N	1012 NE 68TH ST
4	682010	0080	6/3/02	270595	930	0	7	1949	4	5922	N	N	1706 NE 75TH ST
4	275470	0170	2/6/02	255000	930	0	7	1940	3	8280	N	N	7022 20TH AV NE
4	318710	0040	6/3/02	285000	930	150	7	1937	3	4800	N	N	2120 NE 81ST ST
4	288770	0935	8/1/01	367000	940	760	7	1927	4	2850	N	N	8024 19TH AV NE
4	343550	0080	9/17/02	345000	940	940	7	1942	4	6400	N	N	7340 21ST AV NE
4	913810	0236	6/22/01	237500	940	0	7	1907	4	4000	N	N	903 NE 73RD ST
4	288770	2076	9/19/02	275000	950	950	7	1941	3	4463	N	N	1515 NE 80TH ST
4	318810	0570	11/14/01	235000	950	0	7	1942	4	6762	N	N	8239 23RD AV NE
4	288770	3360	11/18/01	285000	960	110	7	1931	3	2850	N	N	7742 18TH AV NE
4	716920	0200	10/23/02	255000	960	0	7	1953	3	4080	N	N	6535 24TH AV NE
4	318660	0040	12/7/01	251500	960	0	7	1942	3	5500	N	N	8025 RAVENNA AV NE
4	510140	0660	7/24/01	205000	960	580	7	1979	3	6380	N	N	2316 NE 86TH ST

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	952810	2910	6/4/01	230000	970	70	7	1990	3	3090	N	N	822 NE 66TH ST
4	952810	2140	12/3/01	275000	980	0	7	1913	3	4120	N	N	824 NE 69TH ST
4	318660	0150	10/31/01	278000	990	500	7	1947	3	5313	N	N	8002 20TH AV NE
4	343550	0020	5/7/01	325000	1000	120	7	1941	4	7200	N	N	7340 20TH AV NE
4	682010	0010	10/19/01	249950	1000	700	7	1923	3	2970	N	N	1506 NE 75TH ST
4	525730	0085	8/14/01	298000	1010	0	7	1921	4	4974	N	N	7701 15TH AV NE
4	318660	0185	4/17/02	300000	1020	150	7	1936	3	4191	N	N	8012 20TH AV NE
4	954720	5440	8/30/01	271450	1020	0	7	1926	3	3000	Y	N	7334 15TH AV NE
4	954720	1735	2/19/02	338000	1020	300	7	1912	4	3570	N	N	6834 18TH AV NE
4	318810	0395	6/21/02	278100	1020	0	7	1942	4	6040	N	N	2124 NE 83RD ST
4	954720	5480	7/17/01	243000	1020	180	7	1927	3	3950	Y	N	7342 15TH AV NE
4	952810	2965	9/13/01	245000	1020	300	7	1922	4	3605	N	N	810 NE 66TH ST
4	288770	1940	11/18/02	293000	1030	200	7	1929	3	2700	N	N	7724 15TH AV NE
4	318660	0430	8/23/02	325000	1030	220	7	1938	4	3808	N	N	2003 NE 80TH ST
4	288770	0560	4/22/02	305000	1040	300	7	1954	3	4549	N	N	8201 18TH AV NE
4	318810	0060	11/2/01	265000	1060	0	7	1942	3	6490	N	N	8215 21ST AV NE
4	288770	0770	4/25/01	320000	1060	600	7	1958	3	4275	N	N	8228 19TH AV NE
4	954720	0340	7/1/02	286000	1060	820	7	1919	4	3264	N	N	6528 16TH AV NE
4	723760	0085	9/21/01	369900	1090	0	7	1928	3	3588	N	N	7708 19TH AV NE
4	717370	0880	8/9/02	295500	1090	300	7	1949	3	5150	N	N	7038 24TH AV NE
4	954720	4000	8/22/01	307000	1090	980	7	1938	3	4080	N	N	7052 19TH AV NE
4	682010	0340	5/24/01	247100	1110	80	7	1923	3	5235	N	N	7616 15TH AV NE
4	318660	0625	10/12/01	262000	1120	0	7	1938	3	6000	N	N	7701 24TH AV NE
4	682010	0095	9/24/01	310000	1130	300	7	1940	3	6048	N	N	1549 NE 76TH ST
4	954720	5600	9/26/02	323750	1130	120	7	1926	3	3264	N	N	7353 16TH AV NE
4	717370	0878	5/22/01	310000	1140	400	7	1947	3	5150	N	N	7050 24TH AV NE
4	318810	0230	10/14/02	257500	1140	0	7	1942	3	6044	N	N	2227 NE 82ND ST
4	275470	0150	9/6/02	315000	1140	1140	7	1953	3	5520	N	N	7010 20TH AV NE
4	109300	0039	4/23/01	302000	1140	600	7	1985	3	2896	N	N	6831 23RD AV NE
4	717370	0861	4/4/02	200000	1140	0	7	1948	3	5150	N	N	7032 24TH AV NE
4	954720	3325	2/28/02	334000	1150	600	7	1940	3	3744	N	N	1708 NE 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	681460	0340	12/4/02	319950	1150	700	7	1924	5	3360	N	N	7010 12TH AV NE
4	510140	2105	5/10/01	222000	1150	810	7	1927	3	3721	N	N	8827 RAVENNA AV NE
4	288770	3145	4/18/01	370950	1160	640	7	1929	5	2850	N	N	7737 17TH AV NE
4	318810	0355	10/30/01	267000	1180	0	7	1942	4	5395	N	N	8075 RAVENNA AV NE
4	717530	0025	3/5/01	295000	1180	190	7	1946	4	4500	N	N	7047 RAVENNA AV NE
4	717220	0140	11/26/02	350000	1180	690	7	1934	5	5206	N	N	7532 21ST AV NE
4	717370	0870	12/4/01	332000	1190	990	7	1950	3	5150	N	N	7059 24TH AV NE
4	954720	0500	7/23/02	335000	1200	0	7	1913	4	3570	N	N	6519 17TH AV NE
4	318760	0185	12/27/02	330000	1200	670	7	1940	4	5148	N	N	7749 RAVENNA AV NE
4	682010	0035	4/8/02	322000	1220	450	7	1925	3	3801	N	N	1522 NE 75TH ST
4	318810	0485	5/11/01	240000	1220	0	7	1942	4	6259	N	N	8203 RAVENNA AV NE
4	288770	2005	11/14/02	315000	1230	0	7	1913	5	3348	N	N	7711 16TH AV NE
4	525730	0075	7/23/02	300000	1240	1190	7	1924	3	4974	N	N	7711 15TH AV NE
4	508140	0365	2/12/02	229950	1240	0	7	1986	3	2350	N	N	7519 25TH AV NE
4	921540	0105	6/9/01	250500	1250	0	7	1953	4	5963	N	N	7001 25TH AV NE
4	954720	2775	2/23/01	279000	1250	0	7	1910	3	3060	N	N	1512 NE 70TH ST
4	318810	0280	6/18/02	325309	1260	0	7	1942	4	6110	N	N	2113 NE 81ST PL
4	954720	5140	8/6/01	339000	1260	0	7	1926	3	3060	N	N	7352 16TH AV NE
4	275470	0075	8/2/02	365000	1260	0	7	1924	4	7680	N	N	7014 21ST AV NE
4	288770	3515	7/23/02	319950	1270	0	7	1946	4	4305	N	N	7751 20TH AV NE
4	288770	1606	6/24/02	310000	1280	690	7	1943	3	4444	N	N	8015 17TH AV NE
4	000900	0275	8/3/01	322500	1300	270	7	1988	3	3863	N	N	7024 24TH AV NE
4	954720	2275	2/20/01	330000	1320	0	7	1921	4	3774	N	N	6818 16TH AV NE
4	717780	0200	10/14/02	272000	1320	0	7	1983	3	3039	N	N	7328 24TH AV NE
4	288770	1125	10/30/02	360000	1330	650	7	1940	4	5700	N	N	8028 18TH AV NE
4	717730	0091	2/27/02	302000	1330	0	7	1927	4	4271	N	N	7504 RAVENNA AV NE
4	288770	1671	10/13/01	250000	1330	0	7	1908	4	4443	N	N	1619 NE 82ND ST
4	753730	0070	6/18/02	375000	1340	200	7	1920	4	3800	N	N	7518 BROOKLYN AV NE
4	954720	5175	4/20/02	264900	1340	0	7	1925	3	3230	N	N	1617 NE 75TH ST
4	753730	0070	2/22/01	349000	1340	200	7	1920	4	3800	N	N	7518 BROOKLYN AV NE
4	288770	0900	6/6/02	375000	1350	0	7	1927	4	2850	N	N	8046 19TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	314260	0265	7/3/02	350000	1350	0	7	1927	3	3325	N	N	7542 19TH AV NE
4	954720	0725	3/20/02	301500	1350	0	7	1909	4	5100	N	N	6529 18TH AV NE
4	288770	3250	1/28/02	473000	1360	860	7	1926	5	3587	N	N	7716 17TH AV NE
4	681460	0320	12/9/02	330000	1360	150	7	1924	3	3040	N	N	7003 BROOKLYN AV NE
4	726620	0085	11/8/01	333000	1360	0	7	1927	3	3800	N	N	7511 19TH AV NE
4	000900	0300	9/9/02	315000	1360	200	7	1949	3	5150	N	N	7014 24TH AV NE
4	954720	3825	3/1/01	325000	1380	200	7	1925	3	3060	N	N	7021 19TH AV NE
4	726620	0060	8/27/02	347500	1390	300	7	1926	4	3800	N	N	7512 18TH AV NE
4	314260	0285	6/12/02	392500	1400	0	7	1927	4	3325	N	N	7534 19TH AV NE
4	717730	0330	5/29/02	328000	1410	870	7	1984	3	4635	N	N	7338 23RD AV NE
4	297980	0300	3/22/01	323000	1410	360	7	1928	4	5944	N	N	7723 14TH AV NE
4	365870	0750	11/1/01	260000	1410	0	7	1902	5	3570	N	N	1201 NE 69TH ST
4	510140	0677	12/12/01	360000	1420	0	7	1928	4	12494	N	N	8619 RAVENNA AV NE
4	954720	5420	9/5/02	289950	1420	0	7	1927	3	2800	Y	N	7330 15TH AV NE
4	000900	0025	7/27/01	270000	1420	0	7	1973	4	4635	N	N	7016 RAVENNA AV NE
4	954720	5110	4/9/01	450000	1430	870	7	1927	4	4080	N	N	7340 16TH AV NE
4	954720	2530	4/15/02	350000	1440	180	7	1926	5	3060	N	N	1508 NE 68TH ST
4	726620	0125	3/1/02	388000	1450	740	7	1927	4	3800	N	N	7516 19TH AV NE
4	726620	0125	3/12/01	382000	1450	740	7	1927	4	3800	N	N	7516 19TH AV NE
4	954720	2740	1/28/02	429000	1460	920	7	1926	4	4590	N	N	6817 16TH AV NE
4	954720	4010	9/13/01	399950	1470	250	7	1939	3	4080	N	N	7056 19TH AV NE
4	913710	2036	8/17/02	320000	1480	150	7	1915	4	4000	N	N	812 NE 70TH ST
4	297980	0060	3/21/01	300000	1480	0	7	1927	3	3798	N	N	7728 14TH AV NE
4	052504	9100	12/14/01	287000	1490	0	7	1923	4	2975	N	N	1348 NE 68TH ST
4	717730	0705	4/11/01	297000	1500	0	7	1950	4	6180	N	N	7356 24TH AV NE
4	681460	0095	9/3/02	426000	1510	250	7	1929	4	4800	N	N	7016 14TH AV NE
4	109300	0160	6/14/01	330950	1540	450	7	1953	3	6180	N	N	6841 24TH AV NE
4	510140	0648	2/14/02	219000	1550	0	7	1965	3	6380	N	N	2315 NE 88TH ST
4	913710	2055	10/22/02	318500	1560	0	7	1902	3	6000	N	N	819 NE 71ST ST
4	954720	5160	8/23/01	313000	1590	830	7	1928	4	3230	N	N	1609 NE 75TH ST
4	288770	3326	12/27/01	375000	1600	590	7	1928	4	2946	N	N	1715 NE 80TH ST

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	954720	1725	8/16/01	356000	1610	220	7	1925	3	3570	N	N	6830 18TH AV NE
4	288770	3295	3/22/01	331000	1640	0	7	1928	3	4750	N	N	7737 18TH AV NE
4	954720	1695	4/17/02	432000	1660	400	7	1919	4	4590	N	N	6818 18TH AV NE
4	716820	0040	10/19/01	460000	1670	280	7	1942	4	8832	N	N	7327 21ST AV NE
4	954720	2645	7/10/01	327000	1680	200	7	1981	3	3600	N	N	1509 NE 70TH ST
4	954720	1000	7/11/01	475000	1680	0	7	1923	5	4590	N	N	6529 19TH AV NE
4	288770	3440	12/19/01	439950	1680	530	7	1928	4	4305	N	N	7752 19TH AV NE
4	671670	0310	7/23/02	346900	1680	0	7	1912	4	6000	N	N	1017 NE 73RD ST
4	954720	2100	4/11/02	485000	1690	0	7	1927	5	4590	N	N	6839 18TH AV NE
4	954720	2235	2/1/01	399000	1690	320	7	1913	4	3672	N	N	6804 16TH AV NE
4	288770	3345	6/18/01	396000	1690	0	7	1927	4	3800	N	N	7752 18TH AV NE
4	275520	0105	1/23/02	320000	1700	0	7	1926	4	5376	N	N	6807 21ST AV NE
4	052504	9120	5/11/01	399000	1710	1080	7	1927	4	3800	N	N	7547 14TH AV NE
4	954720	1705	9/17/02	429000	1730	470	7	1918	3	4590	N	N	6822 18TH AV NE
4	952810	3015	12/2/02	330000	1750	0	7	1910	3	4636	N	N	821 NE 66TH ST
4	671670	0720	9/4/01	387500	1780	1200	7	1925	4	4500	N	N	7315 12TH AV NE
4	052504	9079	1/29/01	280000	1800	0	7	1915	4	4375	N	N	1324 NE 68TH ST
4	288770	1161	8/15/01	395000	1810	100	7	1927	4	4275	N	N	8008 18TH AV NE
4	288770	3285	10/25/01	420000	1880	0	7	1928	4	4750	N	N	7733 18TH AV NE
4	052504	9062	1/30/02	390000	1880	1200	7	1924	5	9531	N	N	7536 12TH AV NE
4	952810	2895	12/6/02	294000	1950	0	7	1907	3	4635	N	N	828 NE 66TH ST
4	954720	4540	11/27/01	475000	1970	0	7	1927	5	4080	N	N	7338 18TH AV NE
4	288770	1930	3/20/01	325500	2050	0	7	1999	3	2700	N	N	7730 15TH AV NE
4	717530	0095	2/14/02	325000	2050	0	7	1992	3	3750	N	N	7046 21ST AV NE
4	052504	9008	10/9/02	322500	2080	0	7	1912	4	7453	N	N	1204 NE 75TH ST
4	954720	0990	4/23/02	459950	2110	0	7	1921	4	4080	N	N	6533 19TH AV NE
4	954720	0420	3/27/02	610000	2560	300	7	1922	4	5100	N	N	6551 17TH AV NE
4	288770	1065	8/6/02	255000	1090	0	8	1955	3	5225	N	N	8051 20TH AV NE
4	318660	0170	3/1/02	361000	1180	400	8	1931	3	4191	N	N	8010 20TH AV NE
4	952810	2772	1/16/01	260000	1270	0	8	2000	3	1372	N	N	846 NE 67TH ST
4	288770	0575	8/12/02	328500	1360	770	8	1954	3	6574	N	N	8211 18TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	314260	0005	3/22/02	460000	1390	0	8	1927	3	4618	N	N	7557 18TH AV NE
4	343550	0060	4/9/02	335000	1430	1000	8	1941	3	6800	N	N	2021 NE 75TH ST
4	052504	9140	6/10/02	449000	1490	0	8	1929	3	3800	N	N	7546 BROOKLYN AV NE
4	954720	0650	5/4/01	430000	1540	60	8	1918	4	4590	N	N	6552 17TH AV NE
4	318660	0105	11/20/01	355000	1550	360	8	1930	3	4604	N	N	8019 21ST AV NE
4	954720	4230	8/28/01	477000	1600	600	8	1941	4	5100	N	N	7330 19TH AV NE
4	318810	0615	7/22/01	400000	1620	0	8	2001	3	9163	N	N	2222 NE 82ND ST
4	525730	0055	8/28/02	348950	1760	400	8	1930	4	4972	N	N	7725 15TH AV NE
4	954720	2050	1/3/01	487000	1800	740	8	1928	4	5100	N	N	6856 17TH AV NE
4	288770	1181	7/17/02	469900	1810	400	8	1931	4	4095	N	N	1812 NE 80TH ST
4	288770	1181	5/16/01	468150	1810	400	8	1931	4	4095	N	N	1812 NE 80TH ST
4	954720	3375	10/21/02	540000	1840	210	8	1912	3	6120	N	N	7022 17TH AV NE
4	954720	4610	9/5/02	429950	1880	800	8	1929	4	3210	N	N	7355 19TH AV NE
4	318660	0235	10/14/02	510000	1960	0	8	1930	5	5116	N	N	7743 21ST AV NE
4	717730	0065	9/4/02	530000	1980	1070	8	1995	3	6120	N	N	7520 RAVENNA AV NE
4	052504	9145	3/8/02	470000	2040	990	8	1930	3	4080	N	N	1305 NE 70TH ST
4	954720	3700	6/29/01	456000	2050	550	8	1990	3	4284	N	N	7044 18TH AV NE
4	288770	1945	3/22/01	365000	2120	0	8	1925	3	4500	N	N	7722 15TH AV NE
4	365870	0760	4/23/02	403000	2140	1050	8	1924	5	4590	N	N	1202 NE 68TH ST
4	954720	0735	3/2/02	518950	2150	410	8	1919	4	6120	N	N	6523 18TH AV NE
4	726620	0070	11/20/01	409000	2160	1240	8	1931	4	5825	N	N	1800 NE 75TH ST
4	954720	3020	11/5/01	568000	2240	0	8	1926	4	4590	N	N	7003 17TH AV NE
4	682010	0335	4/27/01	584000	2280	0	8	2001	3	5040	N	N	1513 NE 77TH ST
4	717220	0145	4/9/01	440000	2320	0	8	1982	4	5040	N	N	7534 21ST AV NE
4	954720	3990	6/6/01	475000	1660	540	9	1997	3	4080	N	N	7050 19TH AV NE
4	288770	3086	11/20/02	499950	1690	0	9	1928	3	2957	N	N	7701 17TH AV NE
4	682010	0250	4/18/01	659950	2880	0	9	2001	3	7602	N	N	1552 NE 76TH ST
4	954720	2330	3/14/02	689000	2950	0	9	2001	3	4590	N	N	6842 16TH AV NE
4	052504	9108	8/23/02	402500	2220	480	10	1992	3	3960	N	N	1320 NE 68TH ST
6	082504	9101	11/22/02	209000	680	0	5	1907	3	3276	N	N	5619 BROOKLYN AV NE
6	358950	0210	8/29/02	205000	850	0	5	1905	3	3737	N	N	5516 11TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	286210	0427	7/23/02	200000	850	0	6	1921	3	2760	N	N	816 NE 53RD ST
6	674670	1950	10/15/02	254000	880	660	6	1909	3	3000	N	N	5259 11TH AV NE
6	547980	0005	7/16/02	278905	910	300	6	1913	3	4080	N	N	832 NE 56TH ST
6	286210	0265	7/18/02	248000	940	0	6	1916	4	4280	N	N	5328 7TH AV NE
6	286210	0455	7/17/02	273000	980	0	6	1923	2	4400	N	N	5325 9TH AV NE
6	082504	9073	5/31/01	220000	990	0	6	1919	3	3400	N	N	6008 8TH AV NE
6	286210	0235	4/15/02	210000	990	0	6	1921	3	2800	N	N	615 NE 55TH ST
6	286210	0275	7/20/01	253000	1010	360	6	1923	3	4280	N	N	5320 7TH AV NE
6	192830	0965	6/26/02	232000	1090	150	6	1913	3	3600	N	N	915 NE RAVENNA BL
6	192830	1110	11/12/02	245000	1100	0	6	1908	3	4758	N	N	845 NE 57TH ST
6	192830	0335	12/17/02	244900	1340	0	6	1922	3	3500	N	N	715 NE 60TH ST
6	674670	0485	3/27/01	300000	1510	0	6	1909	3	3000	N	N	5225 12TH AV NE
6	286210	0296	10/18/01	239950	670	150	7	1922	3	2701	N	N	708 NE 53RD ST
6	082504	9030	6/7/02	273500	820	540	7	1921	3	2655	N	N	802 NE 60TH ST
6	165950	0015	7/19/01	278250	820	720	7	1909	4	3710	N	N	839 NE 56TH ST
6	192830	0520	4/12/02	254500	830	0	7	1924	3	3120	N	N	5507 8TH AV NE
6	871460	0145	5/30/01	288000	890	350	7	1906	4	4120	N	N	5508 BROOKLYN AV NE
6	286210	0510	7/2/02	353500	910	890	7	1924	4	4000	N	N	5326 9TH AV NE
6	922240	0955	6/18/01	255000	910	0	7	1922	4	3500	N	N	718 NE 60TH ST
6	286210	0260	11/13/02	295000	920	400	7	1918	3	4280	N	N	5334 7TH AV NE
6	165950	0075	10/22/01	293800	920	400	7	1921	3	3800	N	N	830 NE 55TH ST
6	151680	0035	6/26/01	266000	930	560	7	1924	3	4398	N	N	5907 8TH AV NE
6	286210	0460	2/14/01	278500	950	120	7	1923	3	4440	N	N	5329 9TH AV NE
6	286210	1030	1/17/01	262000	990	960	7	1977	4	4280	N	N	5047 8TH AV NE
6	286210	0915	10/31/02	236500	1090	200	7	1923	3	4280	N	N	5046 7TH AV NE
6	286210	1020	7/31/02	350000	1150	120	7	1916	4	4280	N	N	5039 8TH AV NE
6	192830	0980	3/19/01	319000	1150	600	7	1908	4	3876	N	N	840 NE 59TH ST
6	922240	0930	4/1/02	279950	1170	0	7	1909	5	3960	N	N	6017 8TH AV NE
6	192830	0350	2/13/02	274950	1210	0	7	1927	3	3300	N	N	757 NE 59TH ST
6	192830	0715	8/30/02	250000	1210	0	7	1921	3	4182	N	N	802 NE 57TH ST
6	871460	0160	11/16/01	285000	1230	100	7	1905	3	2720	N	N	5501 BROOKLYN AV NE

Improved Sales Used in this Annual Update Analysis
Area 44
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	192830	0355	9/20/02	265500	1230	0	7	1927	3	4080	N	N	747 NE 59TH ST
6	192830	0675	3/9/01	204500	1240	0	7	1979	3	4392	N	N	811 NE 57TH ST
6	192830	0310	7/9/01	280000	1250	0	7	1925	4	3500	N	N	5911 8TH AV NE
6	674670	0330	1/22/01	325000	1300	950	7	1907	3	4500	N	N	5234 12TH AV NE
6	674670	0515	6/20/02	356500	1310	650	7	1924	3	3000	N	N	5243 12TH AV NE
6	881640	0820	7/31/01	337900	1320	0	7	1905	3	4120	N	N	5216 BROOKLYN AV NE
6	674670	0455	9/4/01	340000	1330	0	7	1921	3	4500	N	N	5207 12TH AV NE
6	192830	0430	5/30/01	305000	1400	200	7	1928	3	4300	N	N	750 NE 56TH ST
6	192830	0735	6/1/01	285000	1430	0	7	1926	3	3570	N	N	819 NE 58TH ST
6	192830	0640	8/12/02	341000	1450	0	7	1927	4	4080	N	N	808 NE 56TH ST
6	286210	0941	7/25/01	372000	1470	1020	7	1922	5	3959	N	N	5026 7TH AV NE
6	674670	0566	11/14/01	355000	1490	0	7	1924	4	3300	N	N	1103 NE 55TH ST
6	674670	0495	12/12/01	310000	1490	400	7	1923	3	3000	N	N	5231 12TH AV NE
6	674670	0605	8/22/01	322200	1510	0	7	1908	4	3000	N	N	5242 11TH AV NE
6	674670	0500	2/20/01	419950	1520	180	7	1911	5	3000	N	N	5233 12TH AV NE
6	192830	0889	6/20/01	297000	1620	0	7	1927	3	3500	N	N	5906 8TH AV NE
6	358950	0065	9/17/01	390000	1640	120	7	1924	3	4000	N	N	5622 12TH AV NE
6	286210	0215	7/14/01	263000	1640	0	7	1921	3	4200	N	N	5325 7TH AV NE
6	006900	0020	9/7/01	432000	1690	0	7	1909	4	4356	N	N	5510 12TH AV NE
6	881640	0840	9/12/01	289000	1740	0	7	1909	3	4120	N	N	5232 BROOKLYN AV NE
6	286210	0310	12/26/01	362000	1810	0	7	1913	4	4066	N	N	5305 8TH AV NE
6	533520	0180	8/14/01	325000	1880	460	7	1910	3	4500	N	N	4716 9TH AV NE
6	286210	0821	3/6/01	369000	1900	400	7	1911	4	4687	N	N	5010 8TH AV NE
6	286210	0400	8/28/01	335588	1180	790	8	1990	3	4400	N	N	5316 8TH AV NE
6	192830	0625	2/15/02	335000	1190	0	8	1927	3	3366	N	N	828 NE 56TH ST
6	192830	0645	5/25/01	325000	1260	220	8	1927	3	4080	N	N	824 NE 56TH ST
6	192830	0945	4/17/01	342000	1510	420	8	1916	4	4500	N	N	921 NE RAVENNA BL
6	286210	0845	1/23/02	445000	1790	900	8	1913	5	5620	N	N	5003 9TH AV NE
6	674670	1885	3/19/01	355000	1890	400	8	1935	2	1755	N	N	5225 11TH AV NE

Vacant Sales Removed from this Annual Update Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	010300	0090	3/22/02	785000	Property Sold different than Property assessed
1	010300	0190	5/24/02	285000	UnFinArea
1	168140	0100	12/4/01	294000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	179800	0065	4/25/02	438000	RELOCATION - SALE BY SERVICE
1	179800	0065	4/22/02	438000	RELOCATION - SALE TO SERVICE
1	221800	0140	6/12/02	335000	EXEMPT FROM EXCISE TAX
1	221800	0373	9/12/02	355000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	664690	0130	5/2/01	435000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	717480	0010	11/21/02	520500	NO MARKET EXPOSURE
1	740870	0015	11/25/01	470000	NO MARKET EXPOSURE
1	740870	0050	3/5/01	312000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	861580	0035	6/25/02	430000	SAS
1	861580	0035	5/1/01	340000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	861580	0215	8/2/02	1028	PARTIAL INTEREST (103, 102, Etc.) DORRatio
1	861580	0411	4/2/01	318000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	861580	0427	11/19/02	595000	UnFinArea
1	861580	0595	3/25/02	374000	RELOCATION - SALE BY SERVICE
1	861580	0595	2/8/02	374000	RELOCATION - SALE TO SERVICE
1	861580	0675	1/16/02	200000	NO MARKET EXPOSURE
1	882390	0200	1/3/01	405000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	882390	0325	10/23/02	611000	Property assessed different than property sold
1	882390	0415	9/23/02	1001050	Diagnostic Outlier
1	882390	0920	7/25/02	490000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	882390	1010	4/30/01	1040000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	882390	1060	6/12/01	580000	NO MARKET EXPOSURE
1	882390	1140	1/9/02	509250	Diagnostic Outlier
1	882390	1310	1/30/02	450000	Property assessed different than property sold
1	882390	1405	6/28/01	400000	Diagnostic Outlier
1	882390	1445	1/2/01	53750	RELATED PARTY, FRIEND, OR NEIGHBOR
1	882490	0215	7/12/02	725000	Diagnostic Outlier
1	882590	0140	12/1/02	675150	ImpCount
1	882590	0295	7/9/01	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	882590	0725	12/5/02	435000	UnFinArea
1	919120	0005	8/12/02	380000	Property assessed different than property sold
1	922140	0875	1/3/01	85000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
4	000900	0095	9/10/02	107937	PARTIAL INTEREST (103, 102, Etc.)
4	052504	9116	7/24/02	289840	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	275520	0085	7/30/02	141056	RELATED PARTY, FRIEND, OR NEIGHBOR
4	288770	0775	10/28/02	180000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	288770	0820	12/19/02	337950	NON-REPRESENTATIVE SALE
4	288770	1005	9/24/02	331000	Property assessed different than property sold
4	288770	3395	6/17/02	400000	Property assessed different than property sold
4	288770	3470	9/7/02	369000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Removed from this Annual Update Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	314260	0130	10/31/02	390000	Property assessed different than property sold
4	318660	0025	2/28/02	235000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	318660	0525	12/30/02	443000	ActivePermitBeforeSale>25K
4	318810	0007	11/27/02	291950	Property Assessed is different than property sold
4	318810	0008	11/27/02	293500	Property Assessed is different than property sold
4	318810	0009	11/19/02	289950	Property Assessed is different than property sold
4	318810	0011	11/22/02	295000	Property Assessed is different than property sold
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	318810	0075	4/19/02	252000	PrevLand<=10K, PrevImp<=10K, DORRatio
4	318810	0110	9/20/01	262500	RELATED PARTY, FRIEND, OR NEIGHBOR
4	318810	0115	1/16/02	265000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	318810	0165	3/29/01	222000	DORRatio
4	318810	0285	4/24/01	216500	UnFinArea
4	318810	0355	1/24/01	213000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	318810	0400	7/25/02	289950	ActivePermitBeforeSale>25K
4	318810	0560	4/5/01	82400	PARTIAL INTEREST (103, 102, Etc.)
4	318810	0600	12/2/02	220000	NO MARKET EXPOSURE
4	324750	0055	10/22/01	430000	Property assessed different than property sold
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	365870	0605	3/19/01	280000	NO MARKET EXPOSURE
4	365870	0680	2/22/01	280000	STATEMENT TO DOR
4	510140	0543	3/9/01	175000	DORRatio
4	510140	0575	5/8/02	136878	RELATED PARTY, FRIEND, OR NEIGHBOR
4	510140	0679	10/22/02	310000	QUIT CLAIM DEED
4	510140	0760	4/9/02	155000	NO MARKET EXPOSURE
4	510140	2002	8/30/02	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	510140	2080	11/11/02	11428	DORRatio
4	671670	0025	7/23/02	100400	RELATED PARTY, FRIEND, OR NEIGHBOR
4	671670	0395	4/18/02	335000	ImpCount
4	681460	0190	6/27/02	33374	PARTIAL INTEREST (103, 102, Etc.)
4	682010	0250	5/20/02	724000	RELOCATION - SALE BY SERVICE
4	682010	0250	5/16/02	724000	RELOCATION - SALE TO SERVICE
4	682010	0331	3/24/01	35024	RELATED PARTY, FRIEND, OR NEIGHBOR
4	716920	0175	9/10/02	225000	NO MARKET EXPOSURE
4	717370	0526	11/28/01	60000	DORRatio
4	717370	0526	11/13/01	68000	QUIT CLAIM DEED
4	717370	0660	10/25/01	99428	QUIT CLAIM DEED
4	717370	0660	10/25/01	84549	QUIT CLAIM DEED
4	717370	0863	1/17/01	162000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	717730	0105	11/22/02	83600	QUIT CLAIM DEED
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	717730	0505	5/24/01	185000	Property Assessed is different than property sold
4	717730	0645	12/27/02	275000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	717780	0125	9/27/01	190495	UnFinArea
4	726620	0105	1/11/01	109233	RELATED PARTY, FRIEND, OR NEIGHBOR
4	726620	0130	2/21/01	204285	NON-REPRESENTATIVE SALE

Vacant Sales Removed from this Annual Update Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	815660	0035	8/23/02	96613	RELATED PARTY, FRIEND, OR NEIGHBOR
4	952810	2026	10/23/01	114716	QUIT CLAIM DEED
4	952810	2125	7/10/01	362000	1031 TRADE
4	954720	0260	7/10/01	55873	PARTIAL INTEREST (103, 102, Etc.)
4	954720	0300	10/4/02	43389	RELATED PARTY, FRIEND, OR NEIGHBOR
4	954720	0310	2/19/02	104766	RELATED PARTY, FRIEND, OR NEIGHBOR
4	954720	0330	4/11/01	447500	RELATED PARTY, FRIEND, OR NEIGHBOR
4	954720	0480	3/22/02	86288	RELATED PARTY, FRIEND, OR NEIGHBOR
4	954720	0600	1/4/01	105000	RELATED PARTY, FRIEND, OR NEIGHBOR
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	954720	0770	12/11/01	239000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	954720	2010	12/6/02	495000	Property assessed different than property sold
4	954720	2520	7/18/01	405000	NO MARKET EXPOSURE
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	954720	2610	1/24/02	276000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	954720	3070	5/14/02	2000	RELOCATION - SALE BY SERVICE
4	954720	3315	2/28/01	300000	RELOCATION - SALE TO SERVICE
4	954720	4290	9/30/01	213289	RELATED PARTY, FRIEND, OR NEIGHBOR
4	954720	4690	8/27/02	460000	Property assessed different than property sold
4	954720	4860	9/24/02	172000	NO MARKET EXPOSURE
4	954720	4940	5/1/02	291000	Property assessed different than property sold
4	954720	5150	1/17/01	40000	PARTIAL INTEREST (103, 102, Etc.)
4	954720	5150	1/17/01	40000	PARTIAL INTEREST (103, 102, Etc.)
4	954720	5380	8/1/01	230000	NO MARKET EXPOSURE
6	082504	9012	12/19/01	104358	RELATED PARTY, FRIEND, OR NEIGHBOR
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	088900	0102	2/22/02	297500	PARTIAL INTEREST (103, 102, Etc.)
6	165950	0075	4/20/01	106515	PARTIAL INTEREST (103, 102, Etc.) DORRatio
6	179750	1170	7/25/01	229668	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	179750	1220	1/15/01	150000	NO MARKET EXPOSURE
6	192830	0360	7/23/02	181000	RELOCATION - SALE BY SERVICE
6	192830	0570	6/20/02	286000	RELOCATION - SALE TO SERVICE
6	192830	0570	6/3/02	286000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	192830	0835	8/21/02	300000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	192830	0920	8/27/01	332000	QUIT CLAIM DEED
6	286210	0215	5/13/02	135462	PARTIAL INTEREST (103, 102, Etc.)
6	286210	0295	6/10/02	48963	Property Assessed is different than property sold
6	286210	0375	8/14/02	260000	NO MARKET EXPOSURE
6	286210	0455	3/20/01	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	286210	0470	5/14/01	309950	QUIT CLAIM DEED
6	286210	1020	1/24/02	145000	UnFinArea
6	358950	0125	9/4/02	370000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	358950	0140	4/18/01	273000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Removed from this Annual Update Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	674670	0525	10/8/02	92200	DORRatio
6	674670	0575	3/25/02	305000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	674670	0610	8/2/02	143000	NO MARKET EXPOSURE
6	871460	0170	3/8/01	275000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	881240	1340	1/10/01	290000	Obsol
6	881240	1350	8/8/02	236400	Obsol
6	881240	1405	5/11/01	289950	Obsol
6	881240	1440	6/22/01	252500	Obsol
6	881240	1450	8/29/02	203000	Obsol
6	881240	1460	1/9/02	235000	Obsol
6	881240	1470	2/21/02	265000	Obsol
6	881640	0885	2/28/02	190000	NON-REPRESENTATIVE SALE

Vacant Sales Used in this Annual Update Analysis
Area 44

There were no vacant land sales available in this area.

Vacant Sales Removed from this Annual Update Analysis
Area 44

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	288770	3066	01/25/01	50719	QUIT CLAIM DEED;
4	318810	0007	06/18/01	330000	SEGREGATION AND/OR MERGER;
4	318810	0250	05/28/02	180000	TEAR DOWN;
4	508140	0320	02/05/02	120000	TEAR DOWN;